

133.0

0009

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

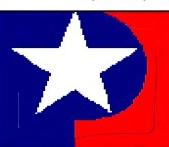
Total Card / Total Parcel
1,051,000 / 1,051,000

USE VALUE:

1,051,000 / 1,051,000

ASSESSED:

1,051,000 / 1,051,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: THAVENET KRISTIN &	
Owner 2: HAMM JOHN	
Owner 3:	

Street 1: 12 ENDICOTT ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PLUMMER RICHARD GERRY--ETAL -

Owner 2: LEFEBVRE SUZANNE MARIE -

Street 1: 12 ENDICOTT ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,975 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 2139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4975		Sq. Ft.	Site		0	90.	1.14	10									512,325						512,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4975.000	538,700		512,300	1,051,000			85963
									GIS Ref
									GIS Ref
									Insp Date
									05/08/18
									Entered Lot Size
									Total Land:
									Land Unit Type:

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	538,700	0	4,975.	512,300	1,051,000	1,051,000	Year End Roll	12/18/2019	
2019	101	FV	397,600	0	4,975.	540,800	938,400	938,400	Year End Roll	1/3/2019	
2018	101	FV	397,800	0	4,975.	398,500	796,300	796,300	Year End Roll	12/20/2017	
2017	101	FV	397,800	0	4,975.	381,400	779,200	779,200	Year End Roll	1/3/2017	
2016	101	FV	400,600	0	4,975.	352,900	753,500	753,500	Year End	1/4/2016	
2015	101	FV	390,700	0	4,975.	296,000	686,700	686,700	Year End Roll	12/11/2014	
2014	101	FV	389,300	0	4,975.	289,200	678,500	678,500	Year End Roll	12/16/2013	
2013	101	FV	389,300	0	4,975.	275,500	664,800	664,800		12/13/2012	

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes				
PLUMMER RICHARD		67630-527			7/15/2016			876,000		No	No						
		20309-259			5/1/1990			262,500		No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
8/26/2020	989	Add Bath	142,655	O					5/8/2018	MEAS&NOTICE	BS	Barbara S					
1/16/2014	44	Redo Bat	26,950	C					3/15/2017	SQ Returned	EMK	Ellen K					
11/30/2012	1568	Manual	5,000	C					5/12/2014	External Ins	PC	PHIL C					
5/3/2011	379	Redo Kit	48,790						3/6/2014	Info Fm Prmt	EMK	Ellen K					
11/5/2009	1116	Renovate	36,000	C		G	GROWTH	REMOD 2STRY RR ADD	4/11/2013	Info Fm Prmt	MM	Mary M					
1/16/2002	24	New Wind	9,000	C				16 NEW WINDOWS-2 N	11/18/2008	Meas/Inspect	189	PATRIOT					
5/3/1999	238	Re-Roof	6,000					REROOF	12/11/1999	Inspected	263	PATRIOT					
									11/23/1999	Mailer Sent							
									11/14/1999	Measured	264	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

